YUKON BUREAU OF STATISTICS

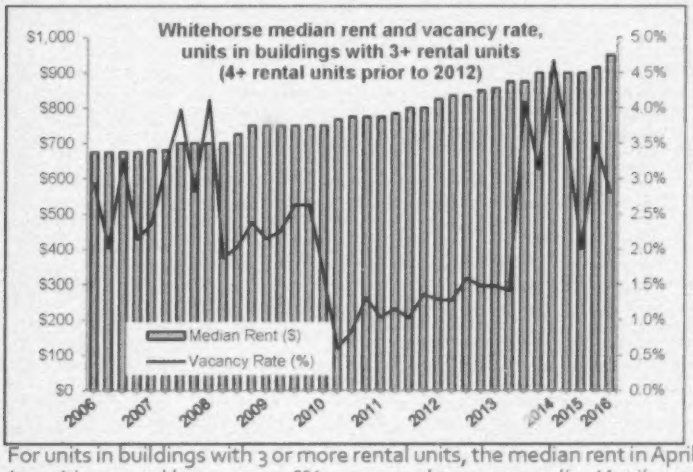
Yukon Rent Survey
April 2016

Highlights

- In April 2016, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $950 and the vacancy rate was 2.8%.
- Compared with October 2015, the median rent in Whitehorse for units in *buildings with 3 or more rental units* increased by $35 (3.8%), and the vacancy rate decreased 0.7 percentage points from 3.5% to 2.8%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 3.8%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



Whitehorse rent summary for units in buildings with 3 or more rental units, April 2016

Number of units in survey	1,022
Number of vacant units	29
Vacancy rate for all units	2.8%
Median rent for all units	$950

Whitehorse rent summary for units in buildings with 2 or more units[2], April 2016

Number of units in survey	1,788
Number of vacant units	73
Vacancy rate for all units	4.1%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, April 2016

Number of units in survey	2,219
Number of vacant units	85
Vacancy rate for all units	3.8%
Median rent for all units	$1,000

For units in buildings with 3 or more rental units, the median rent in April 2016 ($950) increased by $50, or 5.6%, compared to a year earlier (April 2015) and increased by $35, or 3.8%, compared to the previous reporting period (October 2015).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, the highest rate since 2004. The vacancy rate in 2016 (2.8%) was 0.8 percentage points higher than the rate in April 2015 (2.0%), and 0.7 percentage points lower compared to the vacancy rate in October 2015 (3.5%).

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/ rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2016

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	282	282	6	2.1%	$1,325	$1,516
Townhouse/Row house	31	102	11	10.8%	$1,400	$1,296
Duplex[1]	436	608	30	4.9%	$1,151	$1,200
Triplex and Fourplex	71	185	7	3.8%	$1,070	$1,131
Condominium	99	141	10	7.1%	$1,500	$1,468
Apartment Building[2]	50	877	30	3.4%	$900	$933
Store-top (Commercial)[3]	26	104	4	3.8%	$988	$1,082
Mobile Home	54	54	1	1.9%	$963	$1,045
Other[4]	14	14	0	0.0%	$1,125	$1,229
All Types[5]	**1,061**	**2,367**	**99**	**4.2%**	**$1,000**	**$1,145**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] **Effective April 2016, 'Other' includes garden suites and cabins.**
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for April 2016 was $1,000. The highest median rent reported by landlords was $1,500 per month for Condominiums. Townhouse/row houses had the second-highest median rent at $1,400 per month followed by Single detached houses at $1,325. The lowest median rent was $900 per month for apartment buildings.

In April 2016, the maximum number of rental units (877) was in apartment buildings, followed by the number of rental units (608) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (54) was in mobile homes.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2016

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home	Other[4]
Number of Buildings with Rental Units	1,061	282	31	436	71	99	50	26	54	14
Median Rent										
All	$1,000	$1,325	$1,400	$1,151	$1,070	$1,500	$900	$988	$963	$1,125
Bachelor	$775	$700	...	$950	$843	...	$775	$735	...	x
1 Bedroom	$950	$1,100	$800	$950	$900	$1,200	$915	$1,000	x	x
2 Bedrooms	$1,035	$1,259	$1,250	$1,151	$1,250	$1,450	$950	$1,250	$975	$1,000[†]
3-4 Bedrooms	$1,450	$1,417	$1,400	$1,450	$1,463	$1,600	$1,500	$1,500	$975	$1,250
5+ Bedrooms	$1,800	$1,800	...	x	...	...	...	...	...	...
Total Units										
All[5]	2,367	282	102	608	185	141	877	104	54	14
Bachelor	188	6	...	14	16	...	127	23	...	1
1 Bedroom	648	31	10	156	63	23	329	34	1	1
2 Bedrooms	906	53	40	237	63	51	404	27	26	4
3-4 Bedrooms	591	159	51	200	42	68	16	19	27	8
5+ Bedrooms	34	32	...	2	...	...	...	...	...	...
Vacant Units										
All[5]	99	6	11	30	7	10	30	4	1	0
Bachelor	4	0	...	0	0	...	3	1	...	0
1 Bedroom	34	2	2	12	3	3	12	0	0	0
2 Bedrooms	44	3	9	11	3	3	14	0	1	0
3-4 Bedrooms	16	0	0	8	1	4	0	3	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...	...
Vacancy Rate										
All	4.2%	2.1%	10.8%	4.9%	3.8%	7.1%	3.4%	3.8%	1.9%	0.0%
Bachelor	2.1%	0.0%	...	0.0%	0.0%	...	2.4%	4.3%	...	0.0%
1 Bedroom	5.2%	6.5%	20.0%	7.7%	4.8%	13.0%	3.6%	0.0%	0.0%	0.0%
2 Bedrooms	4.9%	5.7%	22.5%	4.6%	4.8%	5.9%	3.5%	0.0%	3.8%	0.0%
3-4 Bedrooms	2.7%	0.0%	0.0%	4.0%	2.4%	5.9%	0.0%	15.8%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] **Effective April 2016, 'Other' includes garden suites and cabins.**
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, April 2016

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,061	120	102	183	70	128	128	124	206
Median Rent									
All	$1,000	$850	$987	$950	$950	$1,100	$1,298	$1,500	$1,050
Bachelor	$775	$725	$735	$750	$950	$850	$875	x	$850
1 Bedroom	$950	$900	$950	$950	$850	$915	$950	$1,000	$925
2 Bedrooms	$1,035	$1,000	$1,123	$900	$950	$1,151	$1,400	$1,500	$1,151
3-4 Bedrooms	$1,450	$1,450	$1,375	$1,220	$1,300	$1,400	$1,600	$1,650	$1,450
5+ Bedrooms	$1,800	...	$1,400†	...	$1,800†	$1,746	$2,500	x	$2,500†
Total Units									
All[1]	2,367	290	346	604	154	253	206	190	323
Bachelor	188	85	25	16	4	12	7	3	34
1 Bedroom	648	60	140	165	59	77	48	34	64
2 Bedrooms	906	74	127	322	64	86	41	74	118
3-4 Bedrooms	591	70	48	101	24	71	97	77	102
5+ Bedrooms	34	...	5	...	4	7	12	2	4

x = Suppressed. ... = Not appropriate/applicable. † Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (183 buildings, or 17.2% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, April 2016

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,061	970	45	25	21
Median Rent					
All	$1,000	$1,000	$850	$850	$750
Bachelor	$775	$775	$700	x	x
1 Bedroom	$950	$950	$850	$775	x
2 Bedrooms	$1,035	$1,050	$1,500	$875	$775
3-4 Bedrooms	$1,450	$1,450	$1,500	$875	$600†
5+ Bedrooms	$1,800	$1,800	...	...	x
Total Units					
All[1]	2,367	2,219	59	68	20
Bachelor	188	172	11	3	1
1 Bedroom	648	598	29	18	3
2 Bedrooms	906	859	6	32	9
3-4 Bedrooms	591	558	13	15	5
5+ Bedrooms	34	32	...	...	2
Vacant Units					
All[1]	99	85	4	9	1
Bachelor	4	2	2	0	0
1 Bedroom	34	30	2	2	0
2 Bedrooms	44	37	0	6	1
3-4 Bedrooms	16	16	0	0	0
5+ Bedrooms	0	0	...	...	0
Vacancy Rate					
All	4.2%	3.8%	6.8%	13.2%	5.0%
Bachelor	2.1%	1.2%	18.2%	0.0%	0.0%
1 Bedroom	5.2%	5.0%	6.9%	11.1%	0.0%
2 Bedrooms	4.9%	4.3%	0.0%	18.8%	11.1%
3-4 Bedrooms	2.7%	2.9%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	...	0.0%

x = Suppressed. ... = Not appropriate/applicable. † Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was $1,800 for units with 5 or more bedrooms in Whitehorse.

Of the 99 vacant rental units in Yukon in April 2016, 85 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 37, followed by 1-bedroom units at 30.

In Whitehorse, the highest vacancy rate was at 5.0%† for 1-bedroom units and the lowest was for units with five or more bedrooms at 0.0%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, April 2016

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	234	234	2	0.9%	$1,400	$1,619
Townhouse/Row house	30	97	11	11.3%	$1,400	$1,337
Duplex[1]	420	588	30	5.1%	$1,151	$1,202
Triplex and Fourplex	67	175	7	4.0%	$1,109	$1,154
Condominium	99	141	10	7.1%	$1,500	$1,468
Apartment Building[2]	48	843	20	2.4%	$915	$938
Store-top (Commercial)[3]	18	85	4	4.7%	$1,000	$1,069
Mobile Home[4]	42	42	0	0.0%	$1,150	$1,141
Other[4]	13	13	0	0.0%	$1,250	$1,278
All Types[5]	**970**	**2,219**	**85**	**3.8%**	**$1,000**	**$1,159**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Effective April 2016, 'Other' includes garden suites and cabins.
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2016

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Country Residential	Crestview	Whistlebend
Number of Buildings with Rental Units	970	221	184	341	184	22	13	5
Median Rent								
All	$1,000	$950	$1,000	$1,150	$1,200	$1,275	$1,000	$1,675
Bachelor	$775	$800	$893	$775	$900[†]	$988[†]	...	...
1 Bedroom	$950	$950	$1,000	$850	$900	$1,300[†]	$1,000	x
2 Bedrooms	$1,050	$1,079	$950	$1,151	$1,275	$1,200	$1,275	$1,600[†]
3-4 Bedrooms	$1,450	$1,463	$1,400	$1,500	$1,450	$1,450	$1,000	$1,700
5+ Bedrooms	$1,800	x	x	$2,500	$1,650	...	...	...
Total Units								
All[2]	2,219	709	543	614	295	23	21	13
Bachelor	172	89	8	68	4	4	...	...
1 Bedroom	598	335	97	91	59	4	9	2
2 Bedrooms	859	200	323	190	128	9	6	4
3-4 Bedrooms	558	83	112	246	97	7	6	6
5+ Bedrooms	32	2	3	20	7	...	...	...
Vacant Units								
All[2]	85	24	23	22	11	3	0	2
Bachelor	2	2	0	0	0	0	...	...
1 Bedroom	30	14	3	6	7	0	0	0
2 Bedrooms	37	5	18	9	5	0	0	0
3-4 Bedrooms	16	3	1	6	0	3	0	2
5+ Bedrooms	0	0	0	0	0	...	...	...
Vacancy Rate								
All	3.8%	3.4%	4.2%	3.6%	3.7%	13.0%	0.0%	15.4%
Bachelor	1.2%	2.2%	0.0%	0.0%	0.0%	0.0%	...	...
1 Bedroom	5.0%	4.2%	3.1%	6.6%	11.9%	0.0%	0.0%	0.0%
2 Bedrooms	4.3%	2.5%	5.6%	4.7%	3.9%	0.0%	0.0%	0.0%
3-4 Bedrooms	2.9%	3.6%	0.9%	2.4%	0.0%	42.9%	0.0%	33.3%
5+ Bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

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